

Joint
BOUNTIFUL REDEVELOPMENT AGENCY/
BOUNTIFUL CITY COUNCIL
Meeting Minutes of:
Monday, May 14, 2012

Location: Planning Conference Room, Bountiful City Hall, 790 South 100 East, Bountiful, Utah

Officials Present: Chairman – Joe Johnson, Board Members – Richard Higginson, Beth Holbrook, John Marc Knight, Fred Moss, Tom Tolman; City Manager - Russell Mahan; Redevelopment Director – Aric Jensen; City Engineer - Paul Rowland; Recorder/Finance Director – Kim Coleman; Assistant City Engineer – Lloyd Cheney; Administrator Services Director – Galen Rasmussen

Others Present: Emma Dugal (Art Center), Jane Joy (Joy Foundation), Brad Johnson (Joy Foundation), Antone Clark (Press)

Excused:

Welcome

1. Mayor/RDA Chairman Joe Johnson opened the meeting at 5:01 p.m. and welcomed those in attendance.

Agenda Items

2. **Consider approval of the minutes for May 08, 2012.**

Richard Higginson made a motion to approve the minutes for May 08, 2012. Joe Johnson seconded the motion. Joe Johnson, Richard Higginson, Beth Holbrook, John Marc Knight, Fred Moss, and Tom Tolman voted “aye”. This constituted a City Council approval of 5 to 0, and an RDA approval of 6 to 0.

3. **Continue discussion regarding City Hall renovation and construction of Museum and Art Center.**

Joe Johnson reviewed the following three scenarios:

First Scenario – *Expend \$2.5M now for a new History Museum and a renovated Art Center, plus a minimum \$2.1M within the next 5 years for a renovation of City Hall.*

Second Scenario – Expend \$3.2M now for a new History Museum and a new Art Center, plus a minimum \$2.1M within the next 5 years for a renovation of City Hall.

Third Scenario –Expend \$4.8M now for a new City Hall, plus \$2.4M in 18 months for a renovation of City Hall into a joint Art Center/History Museum.

Joe Johnson stated that he would prefer a decision tonight as there are numerous people affected by the outcome.

John Marc Knight stated that the citizens would be better served by a new City Hall and the renovation of the current City Hall into a museum and arts center, than by a renovation of the existing Arts Center, a new Museum, and a renovation of the existing City Hall. He pointed out that this could be accomplished without a tax increase or bond.

Tom Tolman stated that the exposure and visibility of the Art Center and History Museum would be greater on Main Street. However, a renovated City Hall would have more square footage, an elevator, and basement storage.

Mr. Tolman further stated that he is leaning toward Scenario 3 because in the long run it best serves the needs of the citizens, the Museum patrons, and the Arts Center patrons.

Mr. Knight stated that Scenario 3 is his preferred choice.

Richard Higginson stated that Scenario 3 is his preferred choice, and that he recognizes the sensitivity of the issue in light of all effort that has been put into the current Museum and Arts Center plans.

Fred Moss stated that he has difficulty authorizing the expenditure of money for new construction in the current down economy – regardless of whether it is for City Hall, the History Museum, or the Arts Center. He continued, saying that a new City Hall is not on the current 10 Year Capital Improvement Plan, and that any excess funds should be spent on employee raises, infrastructure repairs, or perhaps tax refunds. In his opinion, the existing City Hall building has nothing wrong with it. However, if he was to choose one of the scenarios, the third would be his preference.

Mr. Knight confirmed with City staff that Scenario 3 would not require a tax increase or any bonding, and that all necessary funds were already held in reserve.

Mr. Tolman stated that the City has been diligent in keeping roads, water lines, and other infrastructure in good repair, and that the expenditure of funds for a new City Hall would not impact those efforts in any way.

Mr. Higginson asked City staff what projects might be affected if Scenario 3 were implemented.

Paul Rowland stated that there are no projects on the current Capital Improvement Plan that would be affected by Scenario 3.

There was a brief discussion on the merits of a new City Hall on Main Street, the logistics of finding a temporary home for the Arts Center, and related topics.

Tom Tolman made a motion to approve Scenario 3, which entails the demolition of the existing Arts Center, the construction of a new City Hall building on the current Arts Center site, and the renovation of the current City Hall into a joint Arts Center and History Museum. Richard Higginson seconded the motion. Joe Johnson, Richard Higginson, Beth Holbrook, John Marc Knight, and Tom Tolman voted “aye”, and Fred Moss voted “nay”. This constituted a City Council approval of 4 to 1, and an RDA Board approval of 5 to 1.

4. Discuss future City and/or Redevelopment Agency projects, including City Hall renovation.

Joe Johnson recommended that the City use Hogan Construction, under the terms of their current contract, to manage the construction of the new City Hall, but that an RFP be sent out for a new architect. There was a general consensus that this was the most appropriate manner to proceed.

Richard Higginson made a motion to direct staff to prepare an RFP for the selection of an architect to design a new City Hall. Fred Moss seconded the motion. Richard Higginson, Beth Holbrook, John Marc Knight, Fred Moss, and Tom Tolman voted “aye”. This constituted a City Council approval of 5 to 0.

Richard Higginson suggested that the architect selection process include a design contest or similar element, and that the Council be an active participant in the process.

5. Misc.

City Manager Russell Mahan stated that the actions taken at this meeting will necessitate amending the RDA boundaries to remove the existing Arts Center property and to include the current City Hall property. This will need to occur at a future RDA meeting and will involve a public hearing process.

Adjourn

Joe Johnson ascertained that there were no other items to discuss. Richard Higginson made a motion to adjourn the meeting. Beth Holbrook seconded the motion and voting was unanimous in favor. Joe Johnson, Richard Higginson, Beth Holbrook, John Marc Knight, Fred Moss, and Tom Tolman voted “aye”. This constituted a City Council approval of 5 to 0, and an RDA approval of 6 to 0. The meeting was adjourned at 5:29 p.m.